

SNAPSHOT of HOME Program Performance--As of 09/30/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): Washington

PJ's Total HOME Allocation Received: \$154,013,927

PJ Since (FY): 1992

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	95.51 %	93.91 %	24
% of Funds Disbursed	91.5 %	86.82 %	14
Leveraging Ratio for Rental Activities	5.59	3.97	10
% of Completed Rental Disbursements to All Rental Commitments**	97.63 %	93.48 %	15
% of Completed CHDO Disbursements to All CHDO Reservations**	92.44 %	79.84 %	3
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	88.85 %	80.08 %	10
% of 0-30% AMI Renters to All Renters**	55.12 %	37.15 %	6
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.86 %	98.63 %	17
<u>Overall Ranking:</u>			2 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$49,800	\$26,994	1,417 Units 12 %
Homebuyer Unit	\$11,679	\$12,921	231 Units 2 %
Homeowner-Rehab Unit	\$14,128	\$19,896	1,951 Units 16.6 %
TBRA Unit	\$2,693	\$2,969	8,164 Units 69.4 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washington WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$160,461	\$128,551	\$19,689
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	77.9	80.3	77.3	84.4
Black/African American:	7.1	2.6	1.1	2.8
Asian:	1.1	1.3	0.3	0.3
American Indian/Alaska Native:	1.4	0.9	5.2	2.4
Native Hawaiian/Pacific Islander:	0.3	0.0	0.1	0.1
American Indian/Alaska Native and White:	0.4	0.4	0.1	0.3
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.1
American Indian/Alaska Native and Black:	0.0	0.0	0.2	0.0
Other Multi Racial:	0.6	0.0	0.2	0.1
Asian/Pacific Islander:	0.8	0.0	0.3	0.5

ETHNICITY:

Hispanic	10.2	14.5	15.3	8.9
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HOUSEHOLD SIZE:

1 Person:	60.2	23.2	39.1	33.5
2 Persons:	15.5	13.2	22.4	25.6
3 Persons:	9.3	27.2	11.9	20.4
4 Persons:	8.0	27.2	11.5	11.9
5 Persons:	3.5	5.3	8.0	5.4
6 Persons:	2.0	2.6	3.1	2.1
7 Persons:	0.8	0.9	2.2	0.6
8 or more Persons:	0.6	0.4	1.7	0.5

HOUSEHOLD TYPE:

Single/Non-Elderly:	42.7	17.5	22.1	30.4
Elderly:	23.0	1.3	28.9	5.4
Related/Single Parent:	17.6	26.8	18.8	44.1
Related/Two Parent:	12.3	39.0	21.6	14.1
Other:	4.5	15.4	8.7	6.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	32.6	0.0 [#]
HOME TBRA:	9.1	
Other:	11.8	
No Assistance:	46.5	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washington State: WA

Summary: 0 / Of the 5 Indicators are Red Flags

Overall Rank: 2

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 91.80%	97.63	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 72.70%	92.44	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 98.16%	99.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.350	1.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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